



## PLANNING COMMISSION MEETING

October 4, 2006 - 6:00 p.m.  
COUNCIL CHAMBERS, 7<sup>th</sup> Floor  
AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. CORRESPONDENCE RECEIVED:
4. COMMISSIONER COMMENTS:
5. DELIBERATION/RECOMMENDATION:

a. **2006 Comprehensive Plan Amendments**

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| <b>#2006-M-1:<br/>Chee</b>                         | Map Amendment to change the designation from a combination of Neighborhood Commercial/Single Family with Neighborhood Commercial and R-8 split zoning to Neighborhood Commercial land use with Neighborhood Commercial zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>#2006-M-2:<br/>Kennydale<br/>Blueberry Farm</b> | Map Amendment to change the Kennydale Blueberry Farm from Residential Low Density land use with Resource Conservation zoning to Residential Single Family land use with R-8 zoning or Low Density Residential land use with R-4 zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>#2006-M-3:<br/>Rivera</b>                       | Map Amendment to change the designation from Residential Single Family land use with R-8 zoning to Commercial Corridor land use with Commercial Arterial zoning on a 2.09-acre single family property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>#2006-M-4:<br/>Springbrook</b>                  | Map Amendment to change the designation from Residential Medium Density land use with R-10 zoning to Commercial Corridor land use with Commercial Office zoning for a 5.61-acre undeveloped property located just south of S 37 <sup>th</sup> St and west of the dead-end at S 38 <sup>th</sup> St, west of Talbot Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>#2006-M-5:<br/>Puget Colony</b>                 | <p>Map Amendment to change the following plats and parcels from Residential Single Family with R-8 zoning to Residential Low Density land use with R-4 zoning</p> <ol style="list-style-type: none"><li>a) 18.8-acre Puget Colony Homes subdivision consisting of 61 lots located at SE 133<sup>rd</sup> St, SE 134<sup>th</sup> St, and SE 135<sup>th</sup> St, and SE 132<sup>nd</sup> St on the north and SE 136<sup>th</sup> St on the south. This are is located in Renton and would receive R-4 zoning</li><li>b) The nine lot Kimberly Lane subdivision to the immediate west on the north side of SE 136<sup>th</sup> St. These properties are in unincorporated King County and will not have zoning applied. Potential zoning upon annexation would be R-4.</li><li>c) 31-lot Hideaway Homes Sites subdivision on the south side of SE 136<sup>th</sup> St</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>#2006-M-6:<br/>Highlands</b>                    | <p>Map Amendment to amend the boundary of the Center Village and Residential Medium Density land use designations in the Highlands Subarea</p> <ol style="list-style-type: none"><li>a) Change from Center Village to Residential Multi-Family land use<ul style="list-style-type: none"><li>• Area south of Sunset Blvd/SR 900, east of Dayton Ave, north of NE 9<sup>th</sup> St and NE 9<sup>th</sup> Pl, currently zoned Residential Multi-Family. Zoning will remain Residential Multi-family but the land use would also become Residential Multi-Family</li></ul></li><li>b) Change from Residential Medium Density to Center Village in two areas<ul style="list-style-type: none"><li>• Area currently designated Residential Medium Density with R-10 zoning that is north of 16<sup>th</sup> St between Harrington Ave and Kirkland Ave. The land use proposed is Center Village and the zoning would remain R-10</li><li>• The parcels along Harrington Ave between 9<sup>th</sup> St and 7<sup>th</sup> St with frontage on Harrington Ave, currently designated Residential Medium Density with R-10 zoning, would extend the Center Village land use designation south to 7<sup>th</sup> St. The land use proposed is Center Village and the zoning would remain R-10</li></ul></li><li>c) Change from Residential Medium Density with R-10 zoning to Residential Single Family with R-8 zoning</li></ol> |

- Area north of Sunset Blvd and west of Edmonds Ave. This area is currently zoned R-10 and developed with single family housing and would change to R-8
- Area near Monroe Ave and Sunset Blvd. The properties on Monroe Ave are protected by covenant at their current level of intensity, which is approximately 6 units per acre. Zoning is currently R-10 and would change to R-8

**#2006-M-7:  
Aqua Barn**

Map Amendment to change the designation of two  $\pm$  1.5-acre parcels at the southwest corner of 152<sup>nd</sup> Ave SE and the Renton-Maple Valley Highway (SR 169), the former Aqua Barn site, from Residential Low Density with potential R-4 zoning upon annexation to Commercial Corridor with potential Commercial Arterial zoning and a Map Amendment to change the designation of three parcels ranging in size from 3.7-acres to 14-acres to the south of two above referenced parcels of the former Aqua Barn site, from Residential Low Density with R-4 zoning upon annexation to Residential Medium Density with potential R-14 zoning

**#2006-M-8:  
Upper  
Kennydale**

Map Amendment to consider changing the designation for a 49 acre area of Upper Kennydale, south of NE 28<sup>th</sup> and NE 16<sup>th</sup> from I-405 to approximately the boundary of the Heritage Glen Subdivision from Residential Single Family with R-8 zoning to Low Density Residential with R-4 zoning.

**#2006-T-1:  
Capital Facilities**

Text Amendment to update the Capital Facilities Element to incorporate adoption of Kent and Issaquah School District Capital Facilities Plans

**#2006-T-2:  
Land Use –  
Center Village**

Text Amendments to update the Land Use Element to reflect changes in the Center Village policies

- a) Amend Policy LU-318 to delete R-10 as an implementing zone and add R-14 as an implementing zone in the Center Village and clarify that the RM zone with suffixes can implement Center Village
- b) Amend Strategy 319.2 to call for preparation of a subarea plan rather than a redevelopment plan to implement the Center Village land use concepts and provide that the phasing of the Plan is expected to occur within a two to five year period from the 2004 GMA Update
- c) Amend Strategy 319.3 to delete a statement that areas east of Edmonds Ave and north of Sunset Blvd currently zoned Residential Multi-Family are to remain in residential use and the area north of 12<sup>th</sup> St currently zoned R-10 is to remain in residential use

**#2006-T-3:  
Land Use and  
Community  
Design**

Text Amendment to update the Land Use and Community Design Elements with housekeeping changes

**#2006-T-4:  
Transportation**

Text Amendment to update the Transportation Element to reflect changes in the capital projects list

**#2006-T-5:  
Land Use –  
Residential  
Manufactured  
Home**

Text Amendment to update the Land Use Element to allow Residential Manufactured Home zoning to be an implementing zone with the Residential Low Density land use designation. Policy text amendments are proposed to provide a density exception and mapping policy for existing manufactured home parks in the City's lowest density residential designation, Residential Low Density. This is a citywide amendment but the change in policy would apply primarily I the Potential Annexation Area, specifically in the Maplewood Addition Annexation

6. COMMISSIONER COMMENTS:

7. ADJOURNMENT:

Additional information can be found online at [www.ci.renton.wa.us/ednsp/pcinfo.htm](http://www.ci.renton.wa.us/ednsp/pcinfo.htm)